Return to GUAR. TITLE 21533

WARRANTY DEED

FROM

Martin Zeitlin, Trustee

TO

Edward B. Grubbs, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of JAN A.D. 1961 at 3:16 o'clock P.M.
Noted in Book 97 Page 121
Recorded in Book ____ Page ____
Recording Fee $ 2.20
JAMES P. WILSON, Register
by ____ D.C.

Compliments of
Guaranty Title Company



WARRANTY DEED

For and in Consideration of the sum of ten and no/100---------- ---------- ($10.00) ----------DOLLARS cash in hand paid by Edward B. Grubbs and wife, Dorothy Grubbs, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

I, Martin Zeitlin, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said Edward B. Grubbs and wife, Dorothy Grubbs, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 113 on the plan of Kenilworth Estates, Section 1, as of record in book 2900, pages 105 and 106, Register's Office for said County.

Said lot No. 113 fronts 98 feet on the northerly side of Garry Drive and extends back 129.3 feet on the westerly line and 137.7 feet on the easterly line to a dead line, measuring 40 feet thereon.

Being part of the real property conveyed to Martin Zeitlin, Trustee, by Adam J. Strasser and wife, by deed dated May 27, 1960, filed May 27, 1960, and recorded in book 3072, page 556, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the northerly line of premises, anchor easement at the southwest corner of premises, overhang easement along southerly part of premises, sewer easement at northeast corner of premises, 40-foot building setback line from Garry Drive, and conditions of owners certificate as shown on plan of record in book 2900, pages 105 and 106, said Register's Office; and to restrictive covenants contained in an instrument of record in book 3103, page 610, said Register's Office.